

SCOUND SECTION LURES SEEKERS OF BEAUTIFUL RESIDENCES



FOR the fullest suburban development of the country around New York Westchester county holds an enviable geographical position. It adjoins immediately the northern border of the old city and its rolling and wooded country with its shaded groves delight those who seek large estates or small private homes. Eight railroad divisions serve its various sections and its outlying parts are reached by trolleys and motor buses which wind about the country from Long Island Sound to the Hudson River.

The main line of the New York, New Haven and Hartford railroad extends through one of the most populous portions of the metropolitan circle around the city and generally known as the "Sound section." Communities varying from small cities to large villages are served by its trains and hidden from the passengers' view are many of the most beautiful and largest estates in the country.

Leaving the Bronx, the New Haven passes through the business district of thriving Mount Vernon, a rapidly growing residential city, a fifteen minutes' ride from the Grand Central Terminal, through Pelham, a fast developing suburban town, then into New Rochelle, "forty five minutes from Broadway," which might take unto itself Macaulay's characterization of her namesake, "proud city of the waters." New Rochelle was founded in 1687 by Huguenot refugees, of whom the only reminders are the names of residents and streets, and is best known for its homes.

Beyond the Larchmont, with its beautiful shore, Mamaroneck, Harrison and Rye, a land of magnificent and secluded estates. Then the traveler comes to the busy village of Port Chester, from which the tracks cross the Byram River into Connecticut to Greenwich, the first stop in New England. Cos Cob, Riverside and Sound Beach are passed next and Stamford, called the "Gateway to New England," is reached.

Speaking of the stopping place of many trains for Boston, it is a city of many industries and fine residences. Like Rome, she was built on seven hills. From her shore four points, Southfield, Wallack's, Collierville and Shippan, reach into Long Island Sound. These little peninsulas, like Davenport's Neck at New Rochelle and Orient Point at Mamaroneck, are of rare charm and have easily become the abiding places of well-to-do families who have preserved the remarkable beauties of these arms of land.

One of the rapidly growing communities along the Sound in Westchester is Port Chester. In this section, on what is known as Election Day, November 7, the sale will be held on the premises in a large tent for the estate of Nicholas P. Palmer. The plots are situated on King street, within a few minutes' ride of the center of the town by bus or trolley.

RESIDENCE of COURTNEY HOUCK, WYCKAGYL PARK, NEW ROCHELLE

RESIDENCE of JOHN R. TYSON, RIVERSIDE CONN

RESIDENCE of J. CURRY WATSON, HAY ISLAND, COLLENDERS POINT, STAMFORD CONN

HOME of JACOB FERBER, CHESTER HILL, MT VERNON N.Y.

MRS. AB. HALL'S HOME, 240 ELK AVENUE, LYNCROFT, NEW ROCHELLE

BAILEY PARK HOTEL, COUNTRY CLUB PLANNED for MT VERNON N.Y.

including such favorite Westchester county spots as Mount Vernon, Pelham, New Rochelle, Larchmont, Mamaroneck, Harrison, Rye and Port Chester. After crossing the Connecticut State line we have beautiful Greenwich. There are a goodly number of commuters who go even further than Stamford, especially on the line up to Danbury, Conn., which branches off the shore line at South Norwalk. The quick, clean, comfortable transportation furnished by the railroad has done much to build up these communities as thriving residential centers.

The attractive Shore road leads into Pelham Parkway and the course that runs down the Grand Concourse to 135th street. Then after reaching 110th street the commuters disappear in Central Park and emerge at Fifty-ninth street.

Just at present, according to Chauncey B. Griffin, the broker, Pelham Manor is indicating the most rapid development. Building plots are becoming scarce and high priced in Pelham Heights. Restrictions there also compel local buyers to build high priced houses on plots not smaller than 75x100 feet.

In Pelham Manor the market is unusually good for new and old properties. The community is attracting a fine class of residents. Two new houses being built on speculation will cost \$85,000 and \$90,000, which, according to Mr. Griffin, gives a fairly good idea of the grade of buyers in this section.

The properties on the market range from \$15,000 to \$100,000. Among the new features of Pelham Manor are the new high school and running track with tennis courts, built as a memorial to the veterans of the world war. The Pelham Country Club, presided over by "Jim" Barnes, the professional golfer, is another attraction.

The commutation service with trains running on an eight minute headway during the rush hours is viewed with favor by the residents and real estate brokers.

The new homes in Pelham are being absorbed gradually, according to George Howe. On two of the largest estates three new homes, designed by the Patterson King Corporation, are being put up, roads are being laid out and

erected and will be put on the market for \$25,000 to \$35,000. Van Ness Brothers of Yonkers are completing seven small brick or stone homes in Pelham Manor and Pelham Heights which will be offered for \$13,000 to \$25,000. A large amount of building in the Pelhams is being done by owners for their homes. About fifteen such structures are under way. The brokers see a bright outlook for next year. On the west side of the Pelham station an addition to a six story apartment house on the Brooks property is being constructed.

Speaking of conditions in Mount Vernon, Robert A. Anderson of the Anderson Realty Company, 24 East First street, Mount Vernon, said: "There has been great activity in houses valued at \$10,000 to \$15,000 in the last year and considerable buying of business property. The high cost of building has retarded construction to a great extent and a relatively small portion of the plans have been carried out. Many apartment projects are under way."

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and its situation, on the Post road, has brought prosperity to its famous inn. G. Harry Abbott, 229 Main street, Stamford, reports conditions in his city as "good." Through the Stamford section, he said, a great amount of building of cheaper and moderate priced homes, costing \$20,000 to \$50,000, were built during the last year. The tendency is to build smaller because of the servant problem. Consequently a large number of estates have been thrown on the market at bargain prices. "Excellent opportunities," continued Mr. Abbott, "to buy large houses at low figures are available, and they can be purchased for half of the value of their reproduction."

The section has three classes of property—shore front, suburban and country—outside of reality in the city. Among the developments under way are Noroton Manor, Noroton; the Ziegler property of fifty-six acres, formerly the Hennen property, on Collierville's Point; another tract of 189 acres, and a tract of 219 acres on Wallack's Point, which will be developed with high class homes, built to suit purchasers' needs. The forty acre J. I. Raymond estate on Strawberry Hill is being cut up into small parcels of 120 acres each all at Sound Beach for high class home sites. Two large tracts are being developed.

The business center is undergoing improvements of large character for a small city. Old structures are being replaced and several mercantile buildings have been erected in the last two years. The Stamford area includes Sound Beach, New Canaan, a high class community of quiet growth. Noroton, Darien, Tokenoe, Southfield Point, Shippan Point, Wallack's Point and Collierville's Point. On Shippan Point Christy Palmer of the Standard Oil Company is building his residence.

Among the accompanying group of illustrations is a picture of the John R. Tyson house at Riverside, Conn., designed by Guy Lowell. In New Rochelle is the home of Courtney Houck in Wyckagyl Park. It was planned by the Patterson King Corporation. The county's educational advantages are too well known to need comment here.

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PORT CHESTER PLOTS TO GO AT AUCTION
B. L. Kennelly Will Sell Sites on Byram Ridge.
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SPECIAL SALE OFFERS MANY VARIED PARCELS
City and Suburban Properties on List.
The next special sale to be held by Joseph P. Day will be conducted on Tuesday in 14 Vesey street. The properties to be offered are in Manhattan, the Bronx, Brooklyn, Newark and Montclair, and in Rockland county, N. Y. The Manhattan offerings include 113 Spring st., a five story loft building; in the Bronx, 3777 Third avenue, a tenement with four stores; also vacant lots on the west side of 167th street, near Lawrence avenue; the north side of Southern Boulevard, east of Willis avenue, and the northwest corner of Elton avenue and 154th street.

NEW BUILDING PLANS FLOOD MOUNT VERNON
Caused by Passage of City Zoning Ordinance.
The adoption of a zoning ordinance in Mount Vernon on October 19 last precipitated the greatest rush to file building plans ever experienced in that city. The total value of plans filed for the first eighteen days of October amounted to \$2,568,810, which was only \$623,412 less than the amount of plan valuations filed during the entire year of 1921. Up to October 19, the total valuations for 1922 had amounted to \$5,493,831. Under the zoning law the entire structures for which plans were filed must be completed within one year from the date of the passage of the ordinance.

BROKERS WIN TENNIS TROPHY.
Wm. A. White & Sons' Staff Defeat the Charles F. Noyes Team.
Two handsome silver trophies again adorn the office of Frederick M. Hilton, president of William A. White and Sons, in which for the last year there has been but one. The reason for it is that the White tennis team, Motteley and Murray, defeated McBride and Himmelman of the Charles F. Noyes forces at the Pelham Country Club in the match for interoffice supremacy.

AUCTIONEERS TO SELL 30 ACRE BRONX PLOT
Will Sell Farm Tract in One Undivided Parcel.
An unusual auction sale will be conducted by M. Morgenthau, Jr. Company and Joseph P. Day on Tuesday, in the Vesey Street Exchange, when these auctioneers will offer, as one parcel, about thirty acres of farmland stretching from Pelham Parkway to Eastchester road and having frontages on Rhineclaffer, Elmhurst, Newport and Wilkenson avenues and Eastchester road. The property will be sold for the Participants Realty Company. It is less than one mile from the Pelham Parkway station of the White Plains subway line and less than half a mile from the Pelham Parkway express station of the New York, Westchester and Boston Railroad.

INCREASED DEMAND FOR SOUTHERN PINE
One Spot in Lumber Market Showing Firm Prices.
"Reports from all sections indicate a continuance of the car shortage which has become so severe that in numerous instances lumber manufacturers are compelled to curtail operations in the face of a strong demand for their product and prices, which are satisfactory. An increase in demand for Southern pine yard stock has been noted and prices are firm. Thus the one spot in the lumber market which showed a tendency toward softening prices is once more firming up. This situation is held to be partly the result of an increase in demand and partly traceable to the sale of stock by those manufacturers who were anxious to dispose of it," says the American Lumberman.

MOVIES FOR WOODSIDE.
Plans are being prepared for a moving picture and vaudeville theater to be erected by the Woodboro Realty Company at Woodside, L. I. The seating capacity will provide for the accommodation of 1,500. The Woodboro Realty Company owns a number of suitable corners close to the Woodside subway and the Long Island Railroad stations from which the theater site will be selected this week. The construction work will be started immediately.